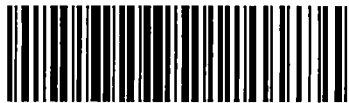


**Susan Kessler**  
Colleton County Register Of Deeds

As evidenced by the instrument number shown below, this document  
has been recorded as permanent record in the archives of the  
Office of the Colleton County Register Of Deeds



2025004637	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
<b>PRESENTED &amp; RECORDED</b>	
09/16/2025 02:53:23 PM	
<b>SUSAN KESSLER</b>	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
<b>BK: RB 3483</b>	
<b>PG: 275-280</b>	

**SUSAN KESSLER**  
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

TITLE TO REAL ESTATE  
TITLE NOT EXAMINED

All that certain piece, parcel or lot of land situate, lying and being about seven (7) miles south of Walterboro, Colleton County, South Carolina being shown and delineated on a plat of S.S Snook , RLS dated August 8, 1972 of Clock "A" of Riverland Estates recorded in plat book 14 at page 44 in the office of the Clerk of Court for Colleton County, South Carolina and being Lot Number Four (4) of said subdivision measuring and bounding as follows: Measuring Sixty-three (63') feet and Forty-five (45') feet on the Northern line and being bounded thereon by high water mark of Ivanhoe River; measuring Three Hundred Fifty-eight (358') feet on the Eastern line and being bounded thereon by Lot Number Five (5), shown on said plat; measuring Ninety (90') feet on the Southern line and being bounded thereon by a street; and measuring Three Hundred Ninety-one (391'0 feet on the Western line and being bounded thereon by Lot Number Three (3) shown as said plat; be all the measurements more or less.

TMS# 248-00-00-014

This being a portion of the same property conveyed to James D. Shuler by Deed of Distribution in the Estate of Belinda Alice Hurley Shuler dated October 19, 2017 and recorded October 20,

2017 in the Colleton County Register of Deeds Office in Book 2580  
at Page 251.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.


TO HAVE AND TO HOLD, all singular, the said Premises before mentioned unto the said Jared Addison Shuler, his Heirs and Assigns forever. AND I do hereby bind myself, my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Jared Addison Shuler, his Heirs and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

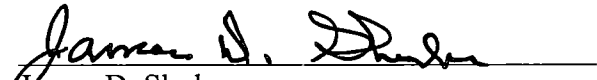
WITNESS my Hand and Seal this 15<sup>th</sup> day of September, in the year of our Lord two thousand twenty-five and in the two hundred and fiftieth year of the Sovereignty and Independence of the United States of America.


\_\_\_\_\_ the remainder of this page is left blank intentionally\_\_\_\_\_

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

  
\_\_\_\_\_  
Witness


  
\_\_\_\_\_  
James D. Shuler

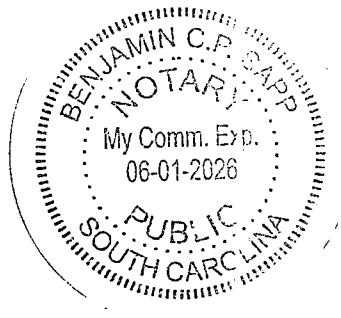
  
\_\_\_\_\_  
Notary

STATE OF SOUTH CAROLINA           )  
                                                          )  
COUNTY OF COLLETON                )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 15 day of September, 2025  
by James D. Shuler who is personally known to me, or who was proved to me on the basis of  
satisfactory evidence to be the persons who executed the forgoing instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR SOUTH CAROLINA  
Print Name: Benjamin C.P. Sapp  
My Commission Expires: June 1, 2026



Please return to:  
Sapp Law Firm  
Post Office Box 258  
Walterboro, SC 29488  
843-549-5923


STATE OF SOUTH CAROLINA     )  
COUNTY OF COLLETON         )     AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
  2. The property being transferred is located at 37 Waters Court, South Carolina, bearing Colleton County Tax Map Number 248-00-00-014, by James D. Shuler to Jarred Addison Shuler on September 15, 2025.
  3. The deed is exempt from the deed recording fee because (See Information section of affidavit):  
**This is a Deed between family members, #4. (Father and Son)**
- If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
  5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
\_\_\_\_\_  
Benjamin C.P. Sapp, Attorney

SWORN to before me this  
15<sup>th</sup> day of September, 2025

  
\_\_\_\_\_  
Notary Public for South Carolina  
Print Name: Lori A. Smoak  
My Commission Expires: 2-21-30

## **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of the State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act
- (16) U.S. C. Section 791(a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.